



**Minutes**  
**Town of Lake Park, Florida**  
**Regular Commission Meeting**  
**November 7, 2007 7:30 p.m.**  
**Town Commission Chambers, 535 Park Avenue**

The Town Commission met for the purpose of a Regular Commission Meeting on Wednesday, November 7, 2007 at 7:30 p.m. Present were Mayor Castro, Vice-Mayor Daly, Commissioners Balius, Carey, and Osterman, Town Manager Maria Davis, Attorney Thomas Baird, and Town Clerk Vivian Mendez.

Vivian Mendez led the Invocation.

Commissioner Osterman led the Pledge of Allegiance.

Town Clerk Vivian Mendez performed the Roll Call.

**ADDITIONS/DELETIONS/APPROVAL OF AGENDA**

None

**Motion: A motion was made by Commissioner Balius to approve the Agenda; Commissioner Osterman made the second.**

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Balius	X		
Commissioner Carey	X		
Commissioner Osterman	X		
Vice-Mayor Daly	X		
Mayor Castro	X		

Motion passed 5-0.

**PUBLIC and OTHER COMMENT**

*Dave Kouns 3950 Wilshire St. Elmwood Estates* – stated that Palm Beach County was changing the zoning from residential to commercial at Roan Lane off of Northlake Blvd. The area was considered unincorporated Lake Park. He stated that there was a proposal to build a four story extended hotel. He requested input from the Commission on the matter.

Mayor Castro stated that the Commission could not give input or help because the property was not in the Town of Lake Park's jurisdiction.

Mr. Kouns thanked the Commission for their time.

**COMMENTS BY COMMISSION, TOWN MANAGER, TOWN ATTORNEY**

**Mayor Castro**

None

**Commissioner Osterman** announced that the Safety Fair which is sponsored by the Sheriff's Department would be taking place on Saturday, November 10, 2007 at 10 a.m. at Kelsey Park. She stated that the Sheriff's Department would be providing bicycle helmets. She described other events that would take place and stated that it would be a great time out for families.

She stated that she received an e-mail from a resident that gave suggestions for building practices geared toward Green. She recommended that staff look into it.

**Vice-Mayor Daly** requested an update on the status of repairs at the Marina. He recommended that the Commission have further discussion on the matter before making any more decisions.

**Mayor Castro** recommended discussions about the Marina repairs be private because of the possibility of litigation.

**Town Attorney Thomas Baird** stated that if discussion on the Marina were private he would request an attorney client session in order to do so.

**Commissioner Balius** announced an Auto Show and Veteran's Day Ceremony that would be taking place on November 11, 2007 at Kelsey Park.

He welcomed new audience members who were there for the Commission Meeting.

**Commissioner Carey**

None

**Attorney Thomas Baird**

None

**Town Manager Maria Davis** introduced Michael Pisano as the Town's new Marina Manager. She congratulated Town Clerk Vivian Mendez for being elected as Secretary of the Palm Beach County Municipal Clerk's Association.

She stated that the Lake Shore Park seawall landscaping was complete. Two days after the completion there was a storm that damaged the new landscaping of the park as well as the landscaping at the Marina. She stated that she believed that the landscaping would be restored.

She thanked Calvin, Giordano, & Associates for donating \$2,500 to cover the balance of the money required to replace the football equipment that had been stolen from the Town's Youth League.

She announced that Town Hall would be fumigated over the weekend of November 10<sup>th</sup> through the 12<sup>th</sup>. Town Hall would reopen on Tuesday, November 13<sup>th</sup>.

## CONSENT AGENDA:

1. Regular Commission Meeting Minutes of October 3, 2007
2. Regular Commission Meeting Minutes of October 17, 2007
3. Legal Consulting Services to Complete Re-writing the Employee Handbook and to Provide Employee Training
4. Award External Auditing Services Contract
5. Resolution No. 82-11-07 Authorize Mayor to Renew and Execute a Contract
6. Resolution No. 84-11-07 Authorize the Mayor to Sign the Extension of the Marina Dredging Grant
7. Request Authorization to Utilized Various Funds to Assist in Refurbishing Ilex Park
8. Resolution No. 86-11-07 Add the Position of Accountant/Business Tax Coordinator and Job Description to the Town Classification and Pay Plan
9. Resolution No. 87-11-07 Authorizing and Directing the Mayor to Execute the Access Channel services and Support Agreement with Telvue Corp., Amendment and Addendum to Agreement

### Public Comment Open.

*None*

### Public Comment Closed.

**Motion: A motion was made by Commissioner Balius to approve the Consent Agenda; Commissioner Osterman made the second.**

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Balius	X		
Commissioner Carey	X		
Commissioner Osterman	X		
Vice-Mayor Daly	X		
Mayor Castro	X		

Motion passed 5-0.

### General Approval of Item

Presentation of Master Plan and Award of Landscaping and Irrigation Services to Chris Wayne and Associates, Inc. to Refurbish Ilex Park

Town Manager Maria Davis stated that the Commission received a miniature drawing of the master plan for Ilex Park. She explained the proposed changes to the park and recommended split rail fencing around the entire park because of vehicles parking on the grass.

Mayor Castro agreed with placing fencing around the entire park.

Town Manager Maria Davis recommended a pergola with vines for the park. She recommended implementing Phase I of the park which would include the installation of irrigation.

Mayor Castro requested that the sign at Ilex Park be refurbished.

Town Manager Maria Davis stated that the sign had already been refurbished.

Mayor Castro asked for the cost of Phase I.

Town Manager Maria Davis stated that the total cost for the refurbishment of Ilex Park would be \$165,000. Phase I would cost \$17,850.

Commissioner Carey asked if sod would grow under the large tree at Ilex Park.

Town Manager Maria Davis stated that they would not place sod under the large tree at Ilex Park because it would not grow. She stated that they would be placing mulch under the tree and plant wart fern under the tree.

**Motion: A motion was made by Commissioner Balias to approve Phase I of the refurbishment of Ilex Park; Commissioner Carey made the second.**

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Balias	X		
Commissioner Carey	X		
Commissioner Osterman	X		
Vice-Mayor Daly	X		
Mayor Castro	X		

Motion passed 5-0.

### **Discussion and Possible Action**

#### **Future Land Use Map Density**

Community Development Director Patrick Sullivan gave a Power Point presentation (see Exhibit "A") on the Future Land Use Map Density. He explained that changes needed to be made to the current Future Land Use Map of the Town.

Mayor Castro recommended a Public Meeting to hear the recommendations from the Planning & Zoning Board on changes to the Future Land Use Map.

Community Development Director Patrick Sullivan stated that there would be a Public Hearing once the Commission set up a presentation for the Public.

Mayor Castro did not agree and gave examples of why. He stated that he wanted to hear from the Public before deciding on any proposed changes.

Commissioner Osterman stated that the Commission could discuss the direction they would like to take with the Future Land Use Map and then present their recommendations to the Public.

Discussion ensued between the Commissioners regarding the direction to take with the Future Land Use Map Density.

Town Manager Maria Davis asked if the Commission would like to schedule a Workshop.

Discussion ensued between the Commissioners regarding the scheduling of a Workshop to discuss the Future Land Use Map.

Mayor Castro asked Community Development Director Patrick Sullivan how many variances came before the Commission last year.

Community Development Director Patrick Sullivan stated that approximately five variances came before the Commission last year.

Commissioner Osterman stated that if the Town had a more futuristic plan it would generate more interest from developers.

Vice-Mayor Daly recommended that the Commission begin discussing the options for the Future Land Use Map before calling the Public Hearing.

Mayor Castro directed Community Development Director Patrick Sullivan to give his presentation on the Future Land Use Map.

Community Development Director Patrick Sullivan gave his presentation (see Exhibit "A") regarding the Future Land Use Map. He explained that zoning limits land use and he wanted to discuss the underlying piece as being commercial or residential. All issues regarding height, setbacks, landscaping, traffic impacts and individual uses could be addressed with zoning. He showed a map of the Town's current Future Land Use Map and explained it to the Commission. He showed a map of the proposed commercial industrial area. He recommended combining two sections that were strictly commercial with the light industrial areas. He explained that the County Scrub Area would be moved to Conservation. He asked the Commission if they would consider moving the two commercial areas to the light industrial area.

Mayor Castro stated that he would not have a problem with moving the two commercial areas to light industrial as long as property owners were notified.

Community Development Director Patrick Sullivan showed a map of the Town's existing commercial area and stated that there was no specified density in the area. He stated that the other areas that needed to be considered were areas along the Town's arterials, and whether or not they needed to be widened. He noted that lots along Northlake Blvd. were 150 feet deep and they produce strip development. The lots were not wide enough to encourage any other type of development. He asked the Commission if they would consider increasing the lot width in the

corridor so that different types of development could occur there.

Mayor Castro stated that he did not support widening the corridor along Northlake Boulevard for more commercial property. He did not want to see commercial property across the street from single family dwellings.

Commissioner Osterman recommended looking at the possibility of increasing space. She stated that she agreed with looking at alternatives to be able to support the Town's growth in future years. She stated that she saw potential for growth on U.S. Highway One, but not on Northlake Blvd.

Mayor Castro stated that he did not want to see five story buildings from his home.

Discussion ensued between the Commissioners regarding the development of U.S. Highway One.

Community Development Director Patrick Sullivan showed a map that included Park Ave and asked the Commission if they would consider allowing residential above commercial within the Park Avenue Downtown District.

Mayor Castro stated that Park Avenue and U.S. Highway One were never intended to be high rise commercial developments.

Discussion ensued between the Commissioners and Community Development Director Patrick Sullivan regarding land use of Park Ave. and U.S. Highway One.

Community Development Director Patrick Sullivan showed a map which included 10<sup>th</sup> St. He recommended changing the area to commercial.

Mayor Castro stated that the area along 10<sup>th</sup> St. was changed to residential several years ago at the request of the Town and the residents.

Discussion ensued between the Commissioners and Community Development Director Patrick Sullivan regarding the types of businesses located within the Park Avenue Downtown District and 10<sup>th</sup> St.

Community Development Director Patrick Sullivan explained the redevelopment possibilities for the areas along 10<sup>th</sup> St. over the next 10 years.

Commissioner Osterman asked about mixed use along the U.S. Highway One corridor.

Community Development Director Patrick Sullivan stated that his opinion was that the U.S. Highway corridor should remain solely commercial.

Discussion ensued between Community Development Director Patrick Sullivan and the Commissioners regarding past developments in the areas along 10<sup>th</sup> St.

Community Development Director Patrick Sullivan recommended that Advanced Auto be taken out of the Park Avenue Downtown District and be changed to commercial. He recommended



that the entire 10<sup>th</sup> St. area be changed to commercial and not allow mixed use.

Vice-Mayor Daly asked if mixed use areas had a better chance of upkeep due to the residential buildings.

Commissioner Osterman asked why Community Development Director Patrick Sullivan was recommending that 10<sup>th</sup> St. be changed to solely commercial.

Community Development Director Patrick Sullivan explained that the area was near the railroad tracks and light industrial. The area is hard commercial and would not be a good market for housing.

Vice-Mayor Daly stated that the Town of Lake Park was very small and he would like to see something different than strictly commercial areas. He stated that he was in favor of mixed use.

Community Development Director Patrick Sullivan showed a map of the area along Lake Shore Dr. He recommended combining units along Lake Shore Dr. to allow a mixed use district. He suggested a much higher density with at least 30 dwelling units per acre.

Discussion ensued between the Commissioners regarding density in the Town of Lake Park and other municipalities.

Mayor Castro asked Community Development Director Patrick Sullivan what the legal requirements were to notify property owners of rezoning.

Community Development Director Patrick Sullivan stated that the Town's Ordinance requires property owners within 300 feet of the rezoned property to be notified.

Attorney Thomas Baird stated that state law requires two notices to be published in the newspaper.

Discussion ensued between the Commissioners regarding future changes and development of Lake Park.

Community Development Director Patrick Sullivan presented a map which showed a compilation of the Town's public lands and discussed the map with the Commissioners. He then discussed a map of the single family residential area in the Town.

Commissioner Osterman asked if there was any interest in widening Silver Beach Road and changing it to commercial.

Commissioner Balius stated that there had been discussion on changing the north side of Silver Beach Road to commercial use only or building a townhome development.

Community Development Director Patrick Sullivan explained condo density and recommended raising the condo density to 40 units per acre to legitimize what is currently there. He explained that it was currently 40 units per acre. He stated that the units were currently non-compliant and were in jeopardy of losing density should they be destroyed by fire or storm.

Commissioner Osterman stated that she would like to see higher density in the multi-family area along the lake.

Community Development Director Patrick Sullivan stated that there was currently high density in the area along the lake. It was currently 15 to 16 units per acre.

Commissioner Osterman recommended raising the density to at least 20 units per acre.

Community Development Director Patrick Sullivan pointed out an area of Silver Beach Rd. that was currently zoned to allow 3 to 4 units on ¼ acre lots. He stated that it would overbuild the lots and there would not be enough parking. He recommended legitimizing what was currently there and allowing 8.7 units per acre which would allow the duplexes to remain but keep them from changing to triplexes and combining lots. He explained the old density of the Town and compared it to the proposed density.

Community Development Director Patrick Sullivan showed maps of possible future land acquisition and annexation.

Discussion ensued between the Commissioners regarding land for possible acquisition or annexation.

Community Development Director Patrick Sullivan concluded his presentation of the Future Land Use Map. He stated that he was ready to bring the presentation before the public and it would need to be done soon because of a February deadline for transmitting the map to DCA.

Discussion ensued between the Commissioners regarding the scheduling of a public meeting to review the Future Land Use Map with the citizens.

Community Development Director Patrick Sullivan recommended that the Public Meeting take place in December.

**The Commission came to consensus to schedule a Public Meeting to discuss the Future Land Use Map on December 12, 2007 at 7:30 p.m.**

Mayor Castro thanked Community Development Director Patrick Sullivan and stated that he gave a good presentation.

### **Employee Leave Accrual Policy**

Town Manager Maria Davis explained that upon revising the Town Employee Handbook she, Human Resource Director Bambi McKibbin-Turner, and counsel had done a survey of other jurisdictions and their leave policies to determine how they administered their sick and leave time. She stated that she was stunned to see the difference between the Town of Lake Park's sick and leave policy and the other jurisdictions. She stated that the Town of Lake Park employees currently have 16 days per year. Every other jurisdiction was between 22 and 27 days per year.

Mayor Castro asked if the survey took into account cost of living and salaries.



Town Manager Maria Davis stated that she did not review the cost of living. She stated that the salaries were now on par. They were very under par in the past.

Mayor Castro recommended waiting until January to make a decision on the Employee Leave Accrual Policy. He explained that the Town had decided to not take the rate recommended by the Florida Legislature. He stated that he was not ready to make any more financial commitments from the Town.

Town Manager Maria Davis stated that she would not have presented a proposal to change the Employee Leave Accrual Policy if it would cost additional money to the Town.

Commissioner Osterman recommended a minimum of 20 days of leave time for Town employees. She stated that she would rather give 22 days.

Town Manager Maria Davis stated that staff was recommending 22 days of leave time for Town employees.

**Motion: A motion was made by Commissioner Balius to change the Employee Leave Time from 16 days to 22 days; Commissioner Osterman made the second.**

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Balius	X		
Commissioner Carey	X		
Commissioner Osterman	X		
Vice-Mayor Daly	X		
Mayor Castro	X		

Motion passed 5-0.

#### **Discussion with Richard Ahrens regarding issues with One Park Place and Villa Liana**

Community Development Director Patrick Sullivan stated that there were issues with permits for One Park Place and Villa Liana. He explained and gave a brief history of the Villa Liana project. He stated that the permits were never pulled on the project. The project went far into the expiration period. He stated that it was up to the Commission to decide whether or not to give an extension on the permit. He stated that on the One Park Place project there was an issue of who would be responsible for permit fees. The original conditions stated that the building permit fee would be waived. The building permit fee was waived. Any permits that Ahrens Company pulled were waived. He stated that there was a question as to whether or not subcontractors permit fees should be waived as well.

Mayor Castro stated that he did not believe it was the intent to waive all of the subcontractors' fees.

Commissioner Osterman stated that upon reading the language in the contract, it was in her opinion that the Community Development Department has been very generous.

Mayor Castro asked Community Development Director Patrick Sullivan for clarification on the Alleyway Project.

Community Development Director Patrick Sullivan stated that he was not aware of the intent of the Alleyway Project since he was not employed with the Town at the time of the inception of the contract.

Richard Ahrens stated that he applied for a building permit and submitted drawings in March. He was awaiting a permit fee amount. He eventually received the amount and paid both the fire review fee and the permit fee. He then sent the drawings to the Fire Department on March 5<sup>th</sup>. He did not hear back from the Fire Department. He set up an appointment with Community Development Director Patrick Sullivan to get a status on the permit. Community Development Director Patrick Sullivan then handed a document that listed comments made by the Fire Department that was faxed to his office.

Mayor Castro stated that the condition was to obtain a permit not apply for a permit.

Mr. Ahrens explained and reminded the Commission that he told them in a previous meeting that the permit process would take longer than six months and the comment was made that if he had an issue in the permit process he could come back and request an extension. He stated that his checks were cashed by the Community Development Department therefore implying that the process was ongoing and he did not need an extension.

Mayor Castro stated that he still needed an extension. He stated that permit fees would have to be paid regardless of whether or not an extension would be needed.

Mr. Ahrens contested that if he was not able to move forward with the project that the Community Development Department should not have cashed his checks.

Mayor Castro stated that the project was not halted at the time of the cashing of the checks.

Mr. Ahrens explained that the permit had expired before April 19<sup>th</sup> which was the date of the checks. He stated that a large amount of money had been spent on the project and they have worked with Palm Beach County Commissioners Karen Marcus and Addie Green.

Mayor Castro asked Mr. Ahrens to explain what Palm Beach County Commissioners Karen Marcus and Addie Green's role was in the project.

Mr. Ahrens explained that Palm Beach County Commissioners Karen Marcus and Addie Green have helped them with the process for the Workforce Housing Program. He stated that the One Park Place Project fell within the Workforce Housing dollar value.

Mayor Castro asked Community Development Director Patrick Sullivan to explain why the checks were accepted by the Community Development Department once the permit was expired.

Community Development Director Patrick Sullivan explained that when Mr. Ahrens paid the fee, he did not realize that the permit had expired.

Mayor Castro asked Community Development Director Patrick Sullivan how much time had lapsed until he noticed that the permit had expired.

Community Development Director Patrick Sullivan stated that the Community Development Department did not recognize that the permit expired for two to three months. He explained that that there had been no activity on the project.

Mr. Ahrens explained that the project was stalled because the drawings were being held up at the Fire Department.

Mayor Castro asked Community Development Director Patrick Sullivan why the project was stalled for two to three months.

Community Development Director Patrick Sullivan stated that the project drawings and plans were at the Fire Department. The plans were being reviewed and comments were sent to the Community Development Department.

Diane Weibert of Palm Beach County Fire Rescue explained that when Mr. Ahrens brought the plans to the Fire Department on March 6<sup>th</sup> they did not have checks. The Fire Department explained to Mr. Ahrens the amount that he would owe. Two or three phone calls were made asking for payment. On April 19<sup>th</sup> the checks were brought in and she took them to the Fire Department. The Fire Department then did a critique that showed where the plans were deficient in the fire code. The critique was then faxed back to Mr. Ahrens.

Mayor Castro stated that the project had already expired when the application for permit was received. He asked why the application was accepted without payment.

Community Development Director Patrick Sullivan explained the architect had left the plans on the counter.

Diane Weibert explained that they had given the amounts of the permit fees to the architect and he told them that he would be back later in the day with payment.

Mr. Ahrens stated that he had a letter dated March 2<sup>nd</sup> that he wrote asking if the dollar amount of the permit fee could be confirmed. Once it was confirmed he had the checks delivered for payment. He stated that he did not have a copy of the fax that Mr. Sullivan received from the Fire Department. He stated that there was not a hard copy of the Fire Department's transmittal to his office.

Ms. Weibert stated that for economic reasons the Fire Department does not receive printouts for faxes that were received. A printout is made only when a fax is not received. She stated that the Fire Department sends a copy of the fax to the Town for their file.

Commissioner Osterman stated that a month and a half passed between Mr. Ahren's letter of March 2<sup>nd</sup> and the time of payment which was April 19<sup>th</sup>. She asked Mr. Ahren's for an explanation of the lapse of time.

Mr. Ahrens explained that he did not receive confirmation of the permit fee. He stated that he wrote in his letter that he did not know that the fee was for the Fire Department review of the permit.

Mayor Castro stated that a month and a half was a long time to wait before following up on confirmation of the permit fees.

Community Development Director Patrick Sullivan stated that he notified Mr. Ahrens that the permit fee was \$8,321 on March 6<sup>th</sup>.

Mr. Ahrens stated that amount was the building permit fee not the Fire Department review fee. He stated that he could not submit an application without the Fire Department review fee. He stated that the Town wanted to give him his check and the Fire Department wants to keep his check. He stated that he was moving diligently through the project.

Mayor Castro stated that the project has taken two years.

Mr. Ahrens explained that times have changed and it takes a long time to get things done.

Commissioner Balius asked Mr. Ahrens what he was requesting from the Commission.

Mr. Ahrens stated that the comments from the Fire Department did not mention a sprinkler system and he is now required to install a fire sprinkler system.

Commissioner Osterman asked Mr. Ahrens when he received the comments from the Fire Department.

Mr. Ahrens stated that he received the comments in September from Community Development Director Patrick Sullivan.

Commissioner Osterman asked if the project had been shuffled back and forth between partners.

Mr. Ahrens stated that the project was shuffled a long time ago and the issues had since been resolved.

Commissioner Osterman asked for proof of financing for the project and commitments for all units.

Mr. Ahrens stated that he had a copy of a letter from BB&T that he could provide to the Commission.

Ms. Toy S. Ahrens introduced herself and stated she had worked with Mr. Ken Burgess in obtaining grants for Workforce Housing. She explained that they have exercised due diligence and acted in good faith in moving forward with the project.

Mr. Ken Burgess explained that there was a commitment from two non-profit organizations. He stated that they were working with Northwest Realty in Riviera Beach and The Consortium from West Palm Beach.

Mayor Castro asked that the meeting get back on track and determine whether or not the permit is expired. The question was "Did the permit expire and did Mr. Ahrens make an attempt to request an extension in time?".

Discussion ensued between the Commissioners regarding what took place with the One Park Place permit application in the Community Development Department.

Commissioner Osterman asked for clarification as to why Mr. Ahrens did not follow up with the permit application within a 6 month period.

Mr. Ahrens explained that his office uses ticklers and it was not unusual for a project to be stalled at the Fire Department for three to five months. He stated that he does not follow up and call everyday but he does have ticklers on his projects.

Commissioner Carey stated that Mr. Ahrens should have come to the Commission in a reasonable period of time prior to the permit expiration.

Mr. Ahrens explained that he would have come to the Commission if he had been aware that there was a problem.

Ms. Ahrens explained her work on the project and that they have been trying to move forward with due diligence. She apologized for the delays on the project.

Commissioner Osterman asked how long the permit had been expired and what the status of the permit application was.

Mr. Ahrens explained that because of the fire sprinkler criteria the drawings had to be redone and resubmitted. He was anticipating that they would be done that week. There was also an issue with windows on the second floor and drawings needed to be resubmitted for those as well.

Commissioner Carey asked if it would take the Fire Department a couple of months to review the new drawings.

Ms. Weibert explained that once the Fire Department received the new drawings they would be done with their review in two weeks.

Mayor Castro stated that he was disappointed that it took six months to discover that the development review application was expired.

Discussion ensued between the Commissioners and Mr. Ahrens regarding the lapse in time between the permit expiration and his request for an extension.

Attorney Thomas Baird explained that the Resolution on the One Park Place Project had expired. He stated that the Resolution could be brought back and extended. He explained that as a matter of practicality if the project is not extended, Mr. Ahrens and Town Staff would have to go through the entire review process again.

Mayor Castro recommended that the Commission reconsider a Resolution as soon as possible to



grant an extension of time of approximately three months.

Mr. Ahrens requested that the Commission allow him to continue with the review process while the Resolution is being extended.

**Motion: A motion was made by Commissioner Balias to bring back a new Resolution to amend the current Resolution on the One Park Place Project; Commissioner Carey made the second.**

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Balias	X		
Commissioner Carey	X		
Commissioner Osterman	X		
Vice-Mayor Daly	X		
Mayor Castro	X		

Motion passed 5-0.

Commissioner Balias asked for the Community Development Department to explain the policies and processes for permit applications.

Mayor Castro stated that the Community Development Department should have returned the plans that were dropped off on the counter to the architect.

Mr. Ahrens explained the issues with the Alleyway Project. He offered to contribute \$25,000 to the CRA but would like to be included in the construction.

Mayor Castro stated that the Alleyway Improvement Project would only benefit Mr. Ahren's One Park Place Project.

Mr. Ahrens stated that the Alleyway Improvement Project would benefit all developments within the CRA District. He asked if the Alleyway Improvement Project was being funded by CRA money.

Commissioner Osterman explained that there were issues with funding. She stated that chances of commencing the Alleyway Project were not good and the amount of money the CRA would put toward the project would not be anywhere near what the total project would cost.

Mr. Ahrens asked that when funds are received that the One Park Place Project be included in the Alleyway Improvement Project.

Commissioner Osterman asked what the agreement was with the property owners behind the One Park Place Project.



Commissioner Balius stated that a chain link fence was required behind the One Park Place Project because of utilities.

Mr. Ahrens referred to a statement in the One Park Place Project contract related obtaining grant money or funds for the Alleyway Project.

Attorney Thomas Baird clarified the statements made in the One Park Place Project contract related to grants and subsidies obtained for the Alleyway Improvement Project and any reimbursements made by the Town to the property owner.

Discussion ensued between the Commissioners and staff regarding waiving of building permit fees for the One Park Place Project.

Mr. Ahrens stated that the Building Department was requiring him to have a special inspector for the entire project including framing, electrical, and plumbing which is costing him more money than it would have been if he paid for the permit fees.

Discussion ensued between the Commissioners and Mr. Ahrens regarding permit fees and inspection fees.

Mr. Ahrens stated that since he paid for a building permit fee, inspections should be included in the fee.

Community Development Director Patrick Sullivan explained the process that was in place regarding inspections on large projects. He stated that the process was set up before he began his employment with the Town. He stated that it was a process that needed to be changed.

Mayor Castro asked Community Development Director Patrick Sullivan what inspections were included in Mr. Ahrens, permit for the One Park Place Project.

Community Development Director Patrick Sullivan stated that it was his understanding that there were no inspections included in the One Park Place Project because Mr. Ahrens' signed a form stating that he would hire private inspectors to do inspections on the project.

Mr. Ahrens' stated that under Florida Statute, a threshold building inspection is required for the structural side of a building. Non-Structural is not part of a threshold building. He stated that he signed the form for the threshold part of the building only.

Mayor Castro asked Mr. Ahrens why he was so unwilling to maintain the property that the Town owned and had given him the right to use drainage for his property

Mr. Ahrens stated that it was a mistake. The company they had under contract to maintain the property was not maintaining it. He stated that they were now maintaining it. He stated that there was a lot of trash being thrown over the wall from a condo development down the street. The trash blows onto his property. He stated that the people who were throwing the trash were not being cited.

Mayor Castro asked Mr. Ahrens why he was not willing to mow the One Park Place Project

property.

Mr. Ahrens stated that he never said that he was unwilling to mow the property and it has been mowed and maintained.

Discussion ensued between the Commissioners regarding the funding of the Alleyway Project.

Mayor Castro stated that there was confusion over who was supposed to fund the Alleyway Project. He stated that it was his understanding that it was Mr. Ahrens' responsibility to fund the Alleyway Project. He stated that the Town would try to help him with grants. It was also his understanding that all building permit fees were waived for this project and that it was a large amount of money.

Commissioner Balius asked what the amount of the building permit fees were.

Mr. Ahrens stated that it was a total of \$17,000.

Discussion ensued between the Commissioners regarding the provision of water from the Town to the Alleyway Improvement Project.

Community Development Director Patrick Sullivan asked if the Town was paying for all subcontractor permit fees for the One Park Place Project.

Mayor Castro stated that the Town would pay all permit fees related to the original building permit.

**The Commission came to consensus to follow through with the original agreement of paying for all permit fees on the One Park Place Project and for those permits to include all inspections related to the construction of the project with the exception of the threshold.**

## ADJOURNMENT

There being no further business to come before the Commission and after a motion to adjourn by Commissioner Balias and seconded by Commissioner Osterman, and by unanimous vote, the meeting adjourned at 10:12 p.m.

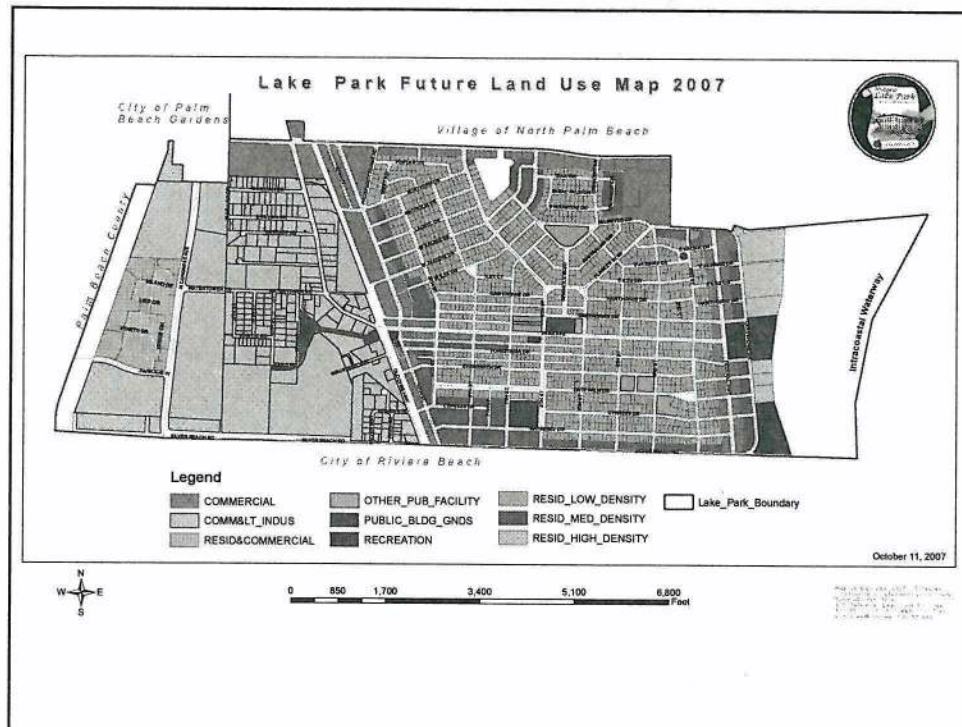
  
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Mayor Castro

  
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Deputy Clerk Jessica Shepherd

  
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Town Clerk Vivian Mendez



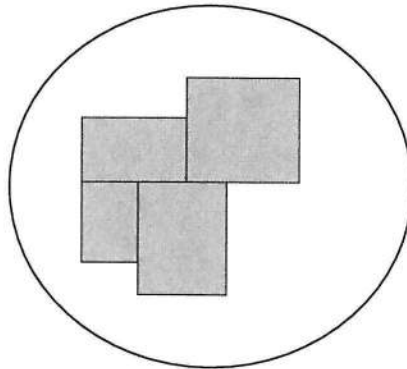
Approved on this 19 of December 2007.



# Land Use Density

# Future Land Use

## Not Zoning



Commercial Land Use

Gas Stations

Zoning Map would designate one area as available for gas stations. Underlying land use is commercial.

## **ZONING**

limits the land use

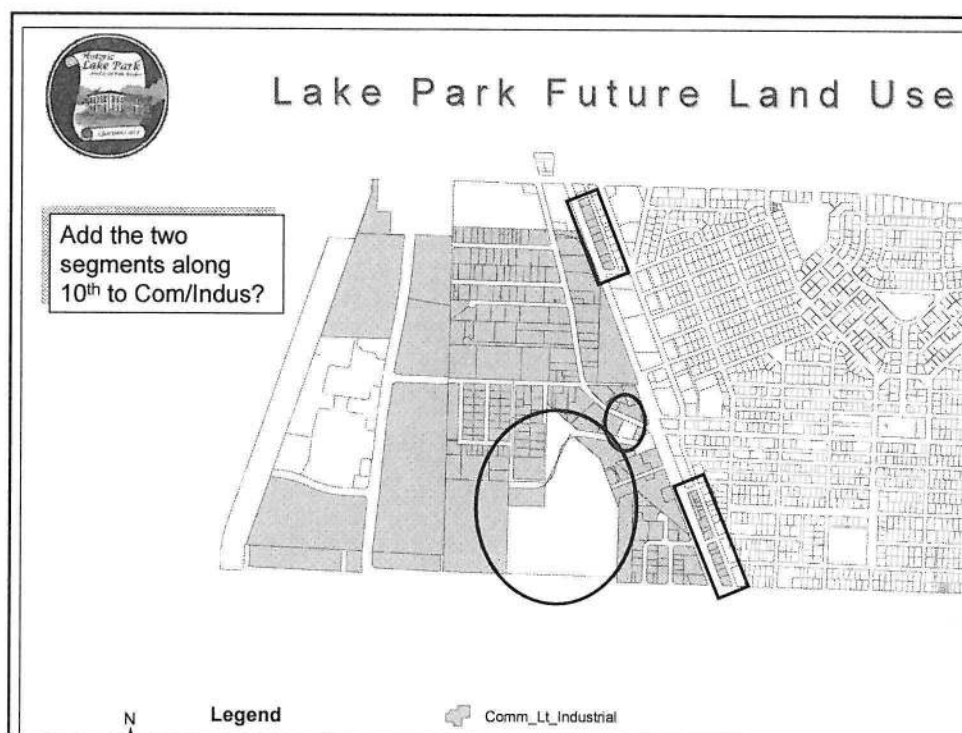
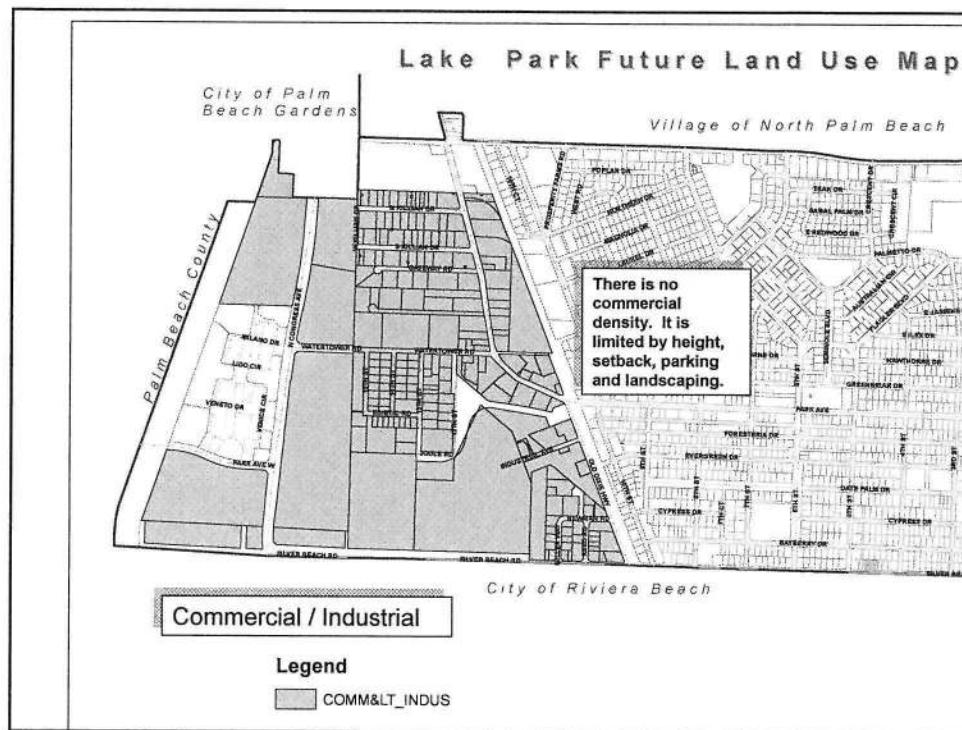
Height

Setback

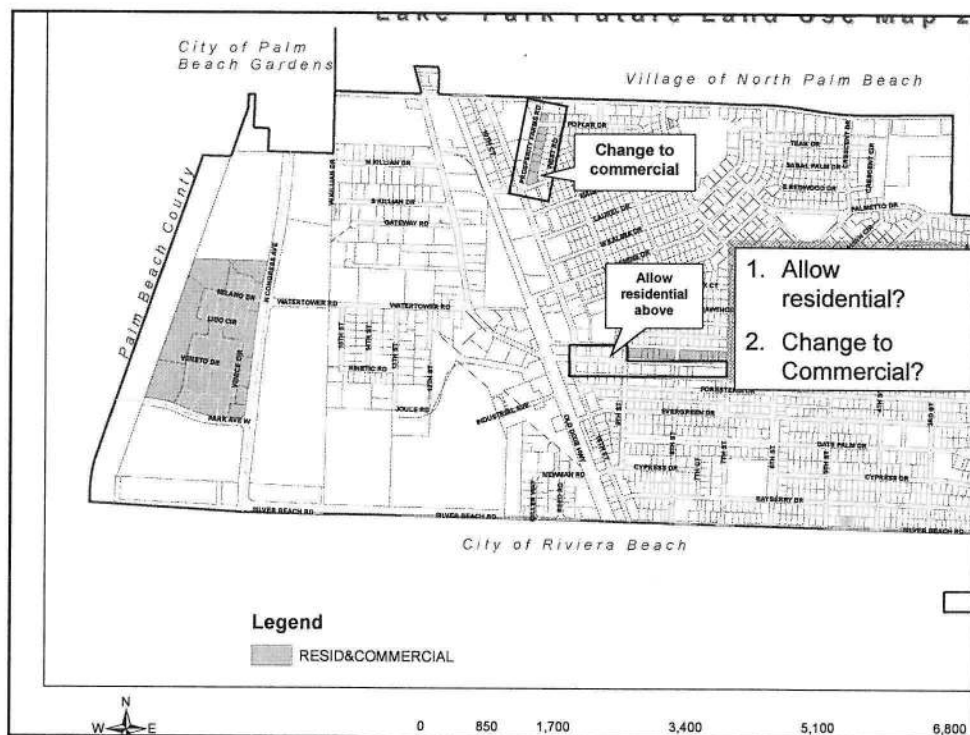
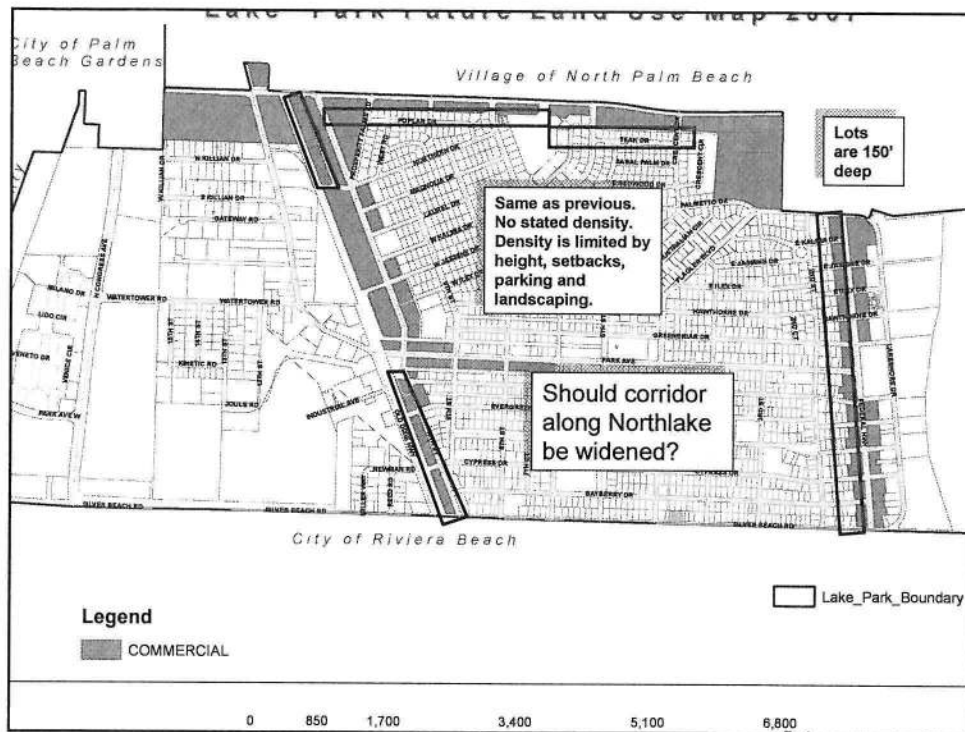
Landscaping

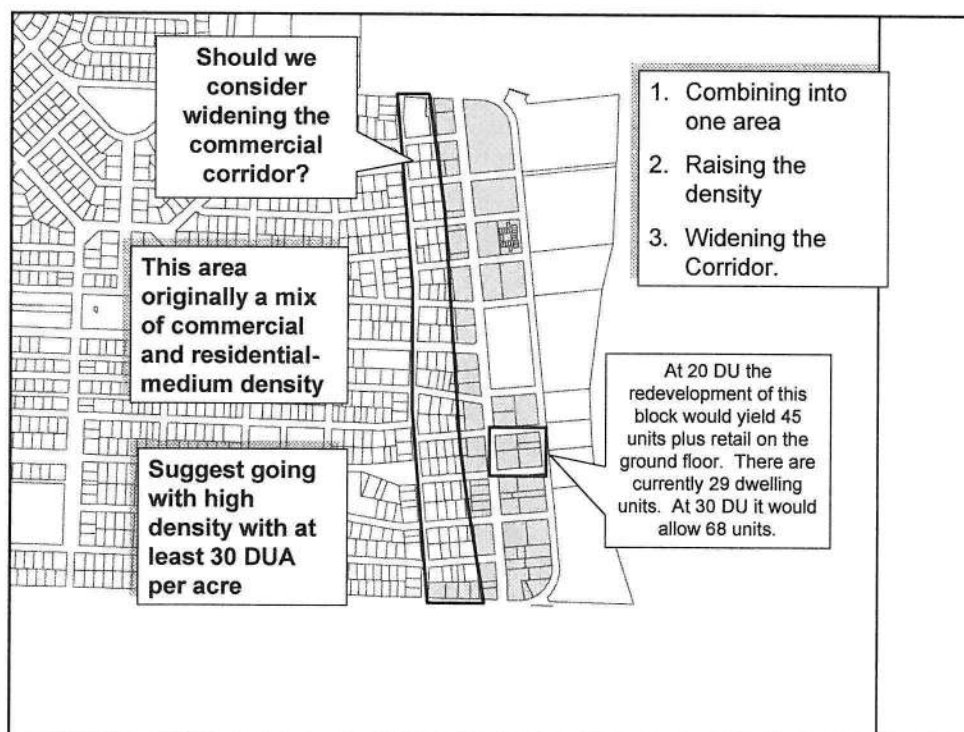
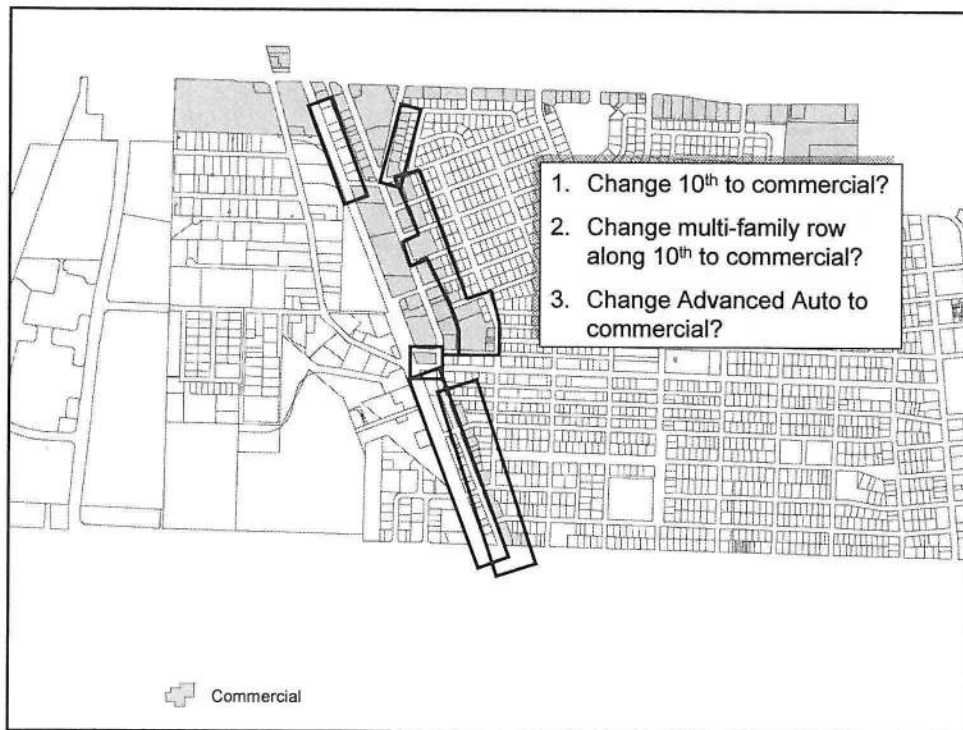
Traffic impacts

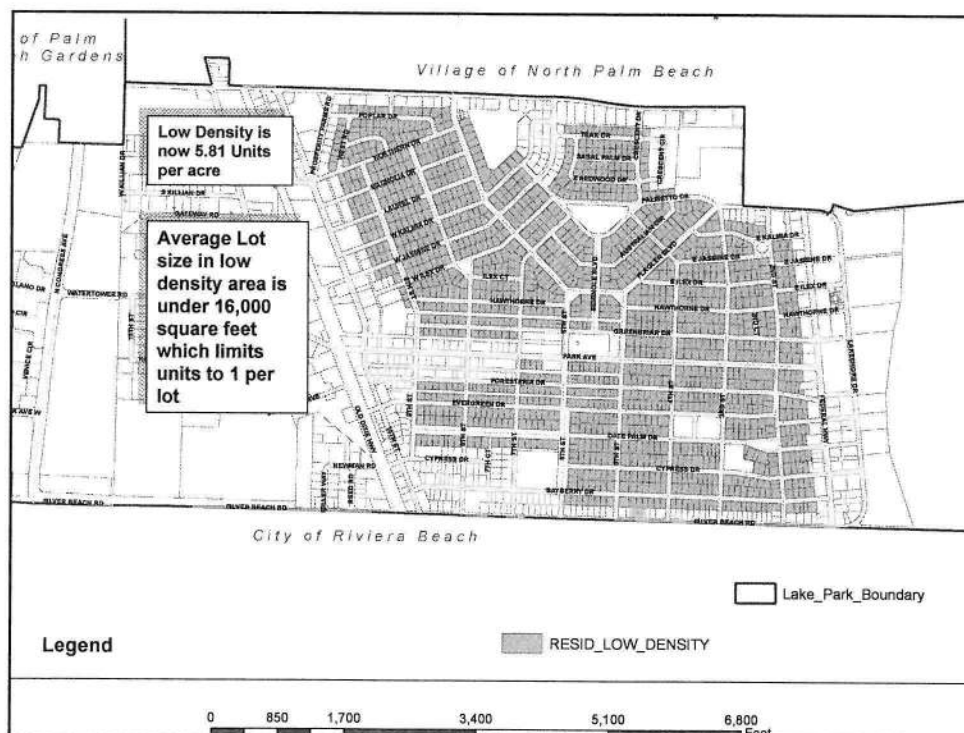
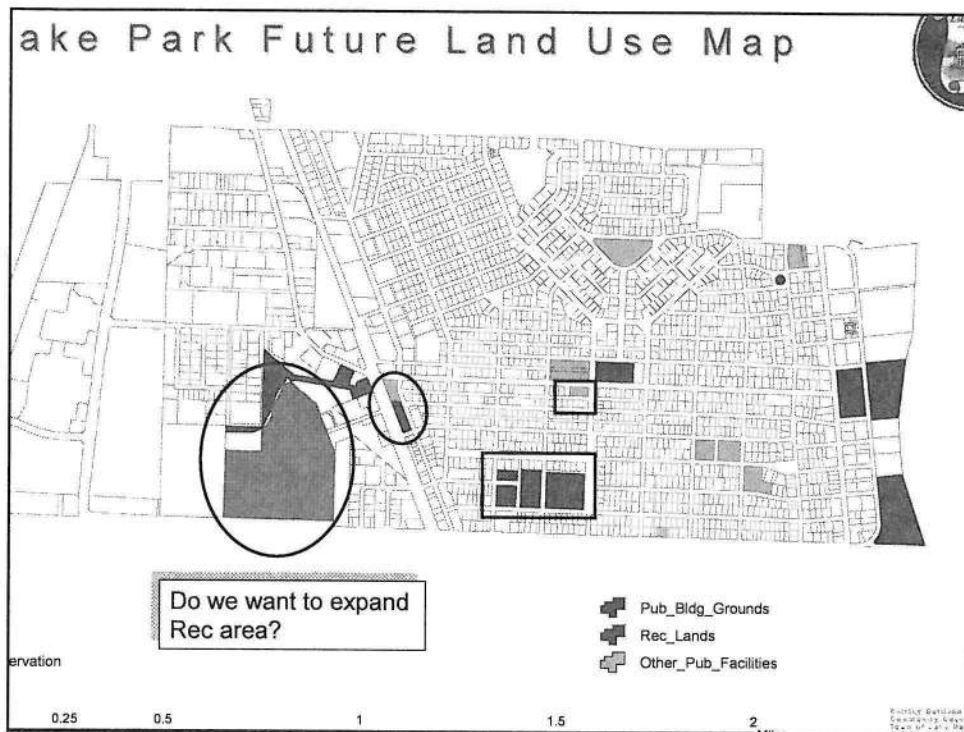
Individual uses

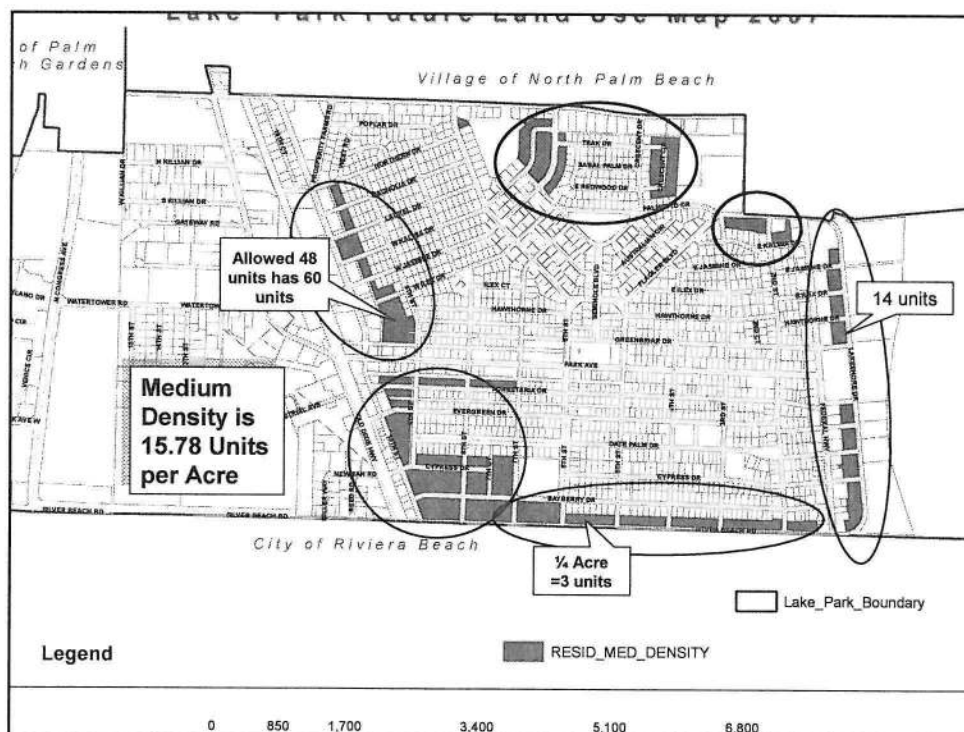
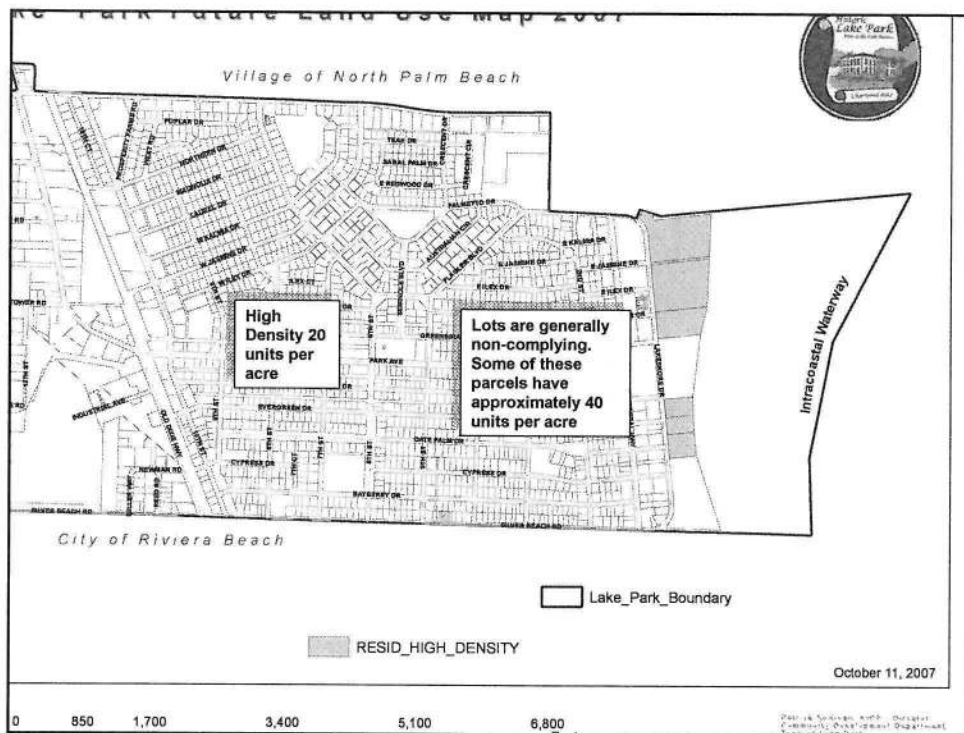


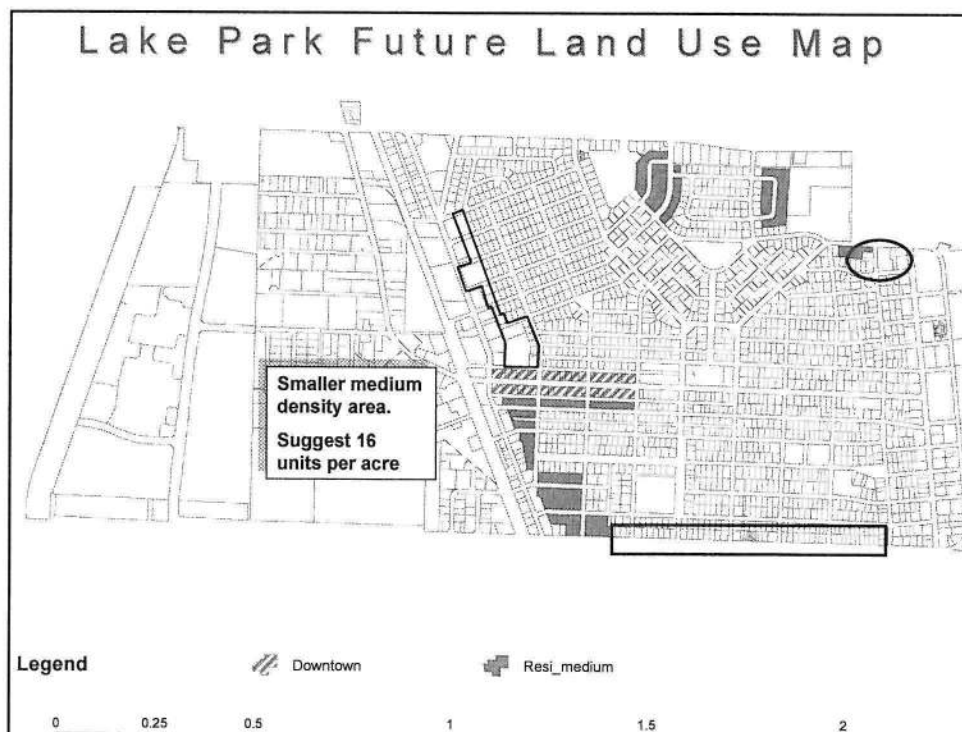
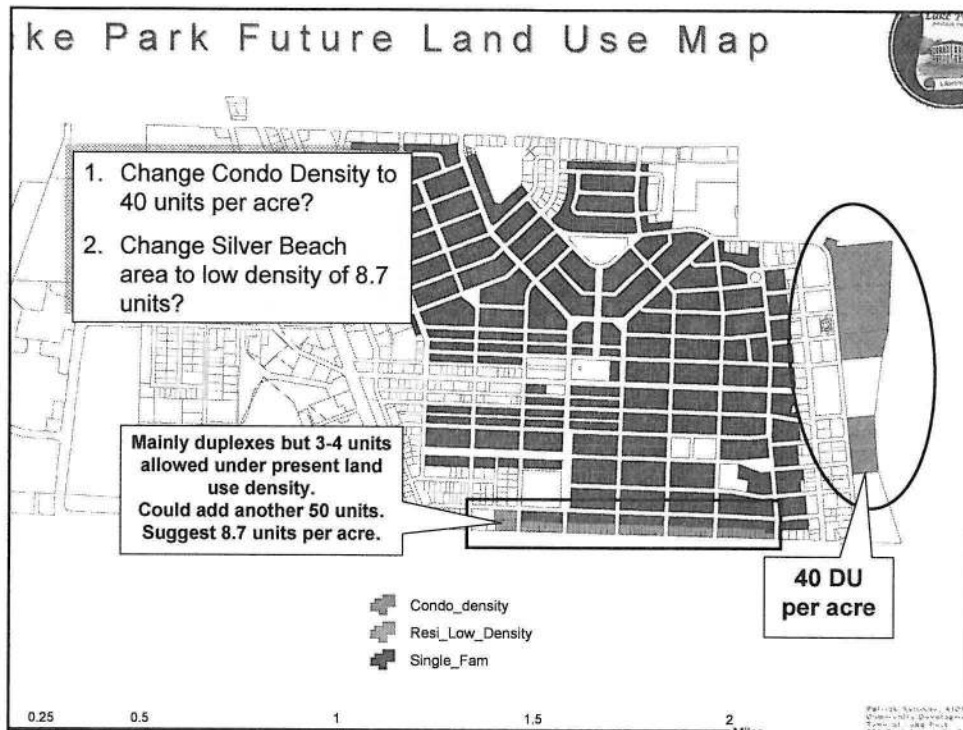












# Density

## Old Density

Low - 5.81 units per acre  
Medium - 15.78 units per acre  
High - 20 units per acre



## Proposed Density

Single Family - 6 units per acre  
Low - 8.7 units per acre  
Medium - 16 units per acre  
Comm-Resi 30 units per acre  
Condo - 40 units per acre

# Density

## Single Family Density

At 5 units per acre  
Would need a 17,400  
sq ft lot to subdivide



## Low Density

8.7 units per acre allows  
for duplexes but doesn't  
allow for triplexes below  
15,000 sq ft unless they  
combine lots.

## Medium Density

At 16 units per acre allows  
for a moderate size  
multifamily project.



## Comm-Resi Density

At 30 units allows for up  
to 4 floors along Federal  
Highway and Lakeshore



## Condo Density

This allows for 6 to 8  
stories along the  
waterfront. The present  
density will in most cases  
result in 2-3 stories.



